



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **W-0**

April 14, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
ANNEXATION 40-44 (4-117)
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE
VALLEY:**

1. Consider the Negative Declaration certified by the City of Lancaster, (Exhibit "C"), on June 16, 2003, together with the environmental findings adopted by the City contained therein; and certify that you have independently considered and reached your own conclusions regarding the environmental effects of the proposed project and have determined that the Negative Declaration and environmental findings adequately address the environmental impacts of the proposed annexation.
2. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of the property located on the northeast corner of Lancaster Boulevard and 35th Street West in the City of Lancaster, designated as Annexation 40-44 (4-117), into Los Angeles County Waterworks District No. 40, Antelope Valley (District).

3. Approve and authorize the Acting Director of Public Works to file with the Local Agency Formation Commission (LAFCO) the required application for the proposed annexation to the District and to take any other steps necessary to assist LAFCO in processing the application.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This recommended action is for your Board to adopt the enclosed Resolution requesting LAFCO to initiate proceedings for the annexation of territory described and shown on the enclosed Exhibits "A" and "B," respectively, into the District.

LAFCO requires a Board-adopted Resolution to initiate proceedings for such a change of organization and the filing of an application.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Organizational Effectiveness as it will provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. The enclosed Resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundary of the annexation territory are included with the Resolution.

ENVIRONMENTAL DOCUMENTATION

The City, in its role as a lead agency in matters pertaining to compliance with the California Environmental Quality Act, has certified the Negative Declaration and adopted certain findings contained therein with respect to the environmental effects of the proposed annexation. In its role as a responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effects of the proposed annexation. After having done so, it is recommended that your Board determine that the Negative Declaration and environmental findings adequately address the environmental impacts of the proposed annexation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended action.

CONCLUSION

Please return one approved copy of this letter and the signed Resolution to Public Works, Waterworks and Sewer Maintenance Division, for processing to LAFCO and forward one approved copy of the letter and Resolution to the County Assessor.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MR:lm
BDL2179

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS BY THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY,
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO
INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY DESIGNATED
AS "ANNEXATION 40-44 (4-117)"

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization that would annex territory to the District; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundaries of the proposed area are described in Exhibit "A," and depicted on the corresponding map, Exhibit "B," which by this reference are incorporated herein; and

WHEREAS, on June 16, 2003, the City of Lancaster, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), certified a Negative Declaration (ND) and adopted certain findings with respect to the environmental effects of the proposed project; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as a responsible agency under CEQA, has considered the ND certified by the City of Lancaster on June 16, 2003, together with the environmental findings adopted by the City; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the ND and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Application and a proposal is hereby made to the Local Agency Formation Commission of Los Angeles County for a change of organization as follows:
 - a. This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.
 - b. The nature of the proposed change of organization is the annexation of the territory to the District.
 - c. The territory proposed to be annexed is uninhabited and its boundaries are described in Exhibits "A" and "B" attached hereto.
 - d. It is desired that the proposed annexation provide for and be made subject to the following terms and conditions:
 - i. The annexed territory shall be subject to the payment of such service charges, assessments, or taxes as the District may legally impose.
 - ii. The Board of Supervisors shall be the governing body of the District.
 - iii. Any taxes, fees, charges, or assessments for the District may be collected by the County of Los Angeles Tax Collector in the same manner as ad valorem property taxes or as otherwise allowed by law.
 - e. The reason for this proposal is as follows:
 - i. The owners of the proposed annexation request water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.
3. This Resolution of Application to Initiate Proceedings is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of Los Angeles County is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the _____ day of _____, 2005,
by the Board of Supervisors of the County of Los Angeles as the governing body of the
District.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel


By  _____
Deputy

EXHIBIT "A"
ANNEXATION 40-44(4-117)
LEGAL DESCRIPTION

The South half of the Southwest quarter of the Northeast quarter of Section 18, Township 7 North, Range 12 West, San Bernardino Base Meridian, in the City of Lancaster, County of Los Angeles, State of California.



ANNEXATION 40-44(4-117) TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY

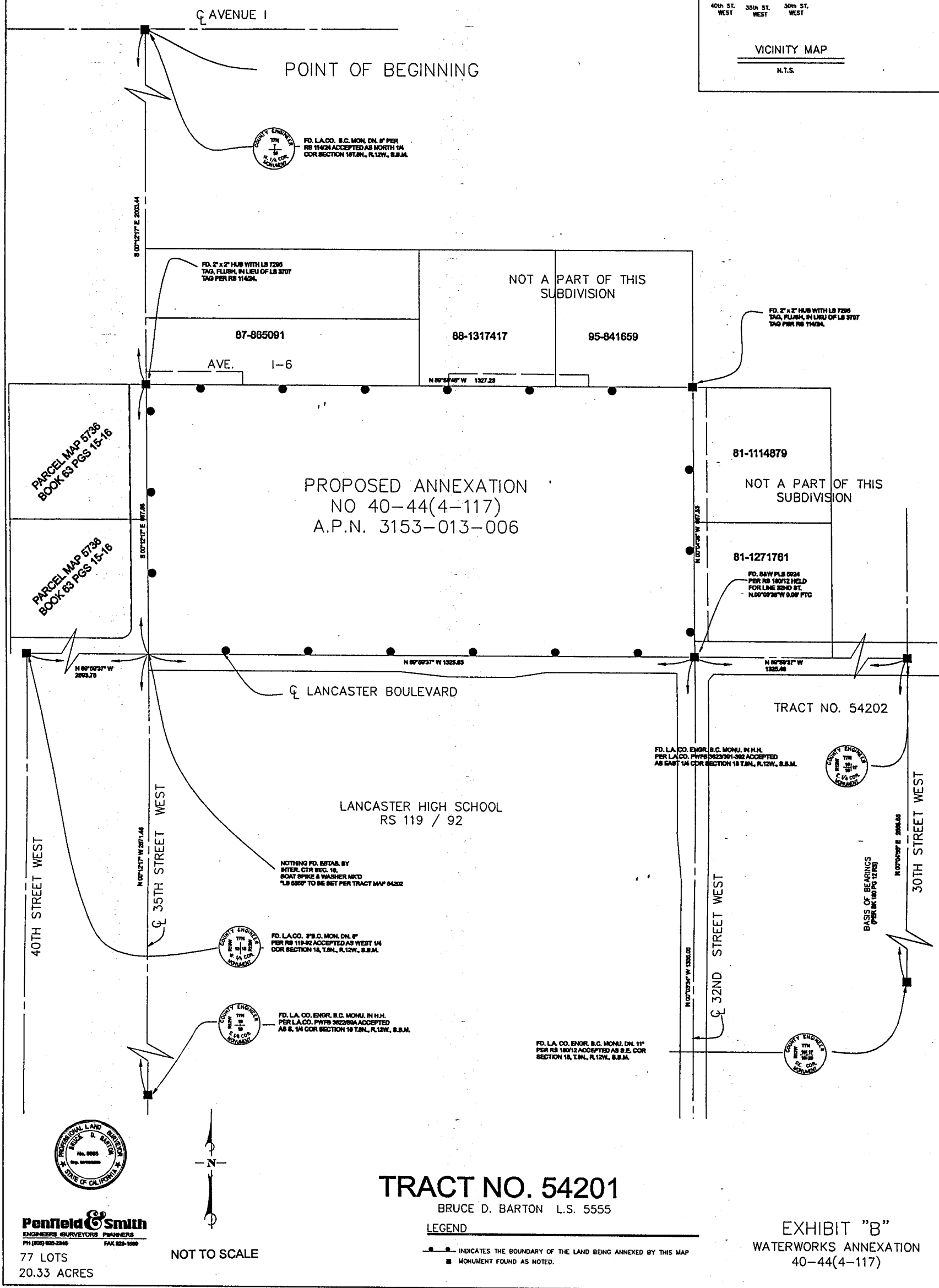
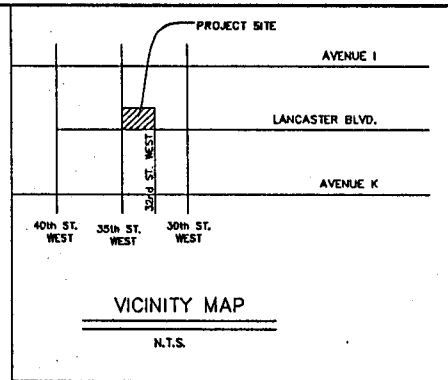


EXHIBIT "C"

ANNEXATION 40-44(4-117)

(NEGATIVE DECLARATION)

Negative Declaration

City of Lancaster

Certification Date: June 16, 2003

Applicant: Royal Western Properties, LLC

Type of Permit: Tentative Tract Map

File Name or Number: TTM 54201


Location of the Project: 20.3± gross acres located on the northeast corner of Lancaster Boulevard and future 35th Street West

Description of the Project: Subdivision for 77 single family lots in the R-7,000 Zone

It is the opinion of the X Planning Commission
 City Council
 Director

upon review that the project will not have a significant effect upon the environment.

Mitigation measures X are required
 are not required



Dan Miller
Planning Technician

Date of Public Notice: May 24, 2003

 X Legal Advertisement
 X Posting of properties
 X Written notice

CITY OF LANCASTER
INITIAL STUDY

1. Project title and File Number: Tentative Tract Map No. 54201
2. Lead agency name and address: City of Lancaster
Department of Community Development
44933 Fern Avenue
Lancaster, California 93534
3. Contact person and phone number: Dan Miller
(661) 723-6100
4. Applicant: Royal Western Properties, LLC

Location: 20.3± gross acres located on the northeast corner Lancaster Boulevard and future 35th Street West
5. Project proponent's name and address: Royal Western Properties, LLC
10100 Santa Monica Boulevard #800
Los Angeles, California 90067
6. General Plan designation: UR (Urban Residential, 2.1 – 6.5 dwelling units per acre)
7. Zoning: R-7,000
8. Description of project: A subdivision for 77 single family lots.
9. Surrounding land uses and setting: The subject property is vacant and has not been previously graded. The site has no evidence of agricultural production. The General Plan designation, zoning, and land use of the surrounding properties are as follows: the property to the north, east, and west is designated as UR (Urban Residential), and is zoned R-7,000; the property to the south is designated S (Public School), and is zoned O (Open Space). The property to the north, east, and west is vacant; the property to the south is Lancaster High School.

The Lancaster General Plan Master Environmental Assessment (LMEA) identifies the site as being within the Sunrise Soil Association (LMEA Figure 2.0-4), which has a high shrink-swell potential (LMEA Figure 2.0-5), and is in an area known to contain sinkholes or fissures (LMEA Figure 2.0-6). The site is rated as very poor for use as farmland and exhibits a moderate risk for soil erosion (USSCS maps). The site contains no known earthquake faults (LMEA Figure 2.0-7), but is subject to severe intensity shaking in an earthquake (LMEA Figure 2.0-8). The site is known to be within an area subject to fissuring, sinkholes, or liquefaction (LMEA p. 2.0-33). The site is in Mineral Reserve Zone 1, which has no known resources (LMEA Figure. 2.0-9). The site is identified as desert scrub by the Lancaster General Plan (LGP) and contains no known threatened or endangered species (LMEA Figure 3.0-1). The subdivision would have access from future 35th Street West and 32nd Street West via future Avenue I-6 and Lancaster Boulevard, respectively. The site is not in proximity to an airport safety zone (LMEA Figure 6.0-8) and is not subject to noise above 65 dBA from either aircraft overflight (LMEA Figure 8.0-3) or traffic from the adjacent streets (LMEA Table 8.0-9). The site is within a half mile of

Los Angeles County Fire Station No. 130 (LMEA Figure 9.1-1) and within the service area of the Los Angeles County Sheriff's Station (LMEA Section 9.2). The site does not contain any identified hazardous materials and is a quarter-mile away from a Hazardous Waste Main Transportation Corridor (30th Street West) (LMEA Figure 9.1-4). The site is within the Lancaster School District and the Antelope Valley Union High School District (LMEA Section 9.3). Water service to the site would be the responsibility of Los Angeles County Water District No. 40 (LACWD) (LMEA Figure 10.1-3), and sewer service would be the responsibility of Los Angeles County Sanitation District No. 14 (LACSD) (LMEA Section 10.2). Both of these agencies have facilities in the area to service existing development. The site is located within Flood Zone B as defined on the Flood Insurance Rate Map (FIRM). A Cultural Resource Study (CRS) was conducted by RT Factfinders on the site during March 2003. As a result of the study, no major cultural resources were located (RT Factfinders No. 212).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION - On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared:
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a earlier EIR or NEGATIVE DECLARATION pursuant to applicant standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Dan Miller

April 18, 2003
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. <u>AESTHETICS</u> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. <u>AGRICULTURE RESOURCES</u> : In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X
III. <u>AIR QUALITY</u> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				X
V. <u>CULTURAL RESOURCES</u> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
VI. <u>GEOLOGY AND SOILS</u> -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?				X
VII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably fore-seeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
VIII. <u>HYDROLOGY AND WATER QUALITY</u> – Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?			X	
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X
IX. <u>LAND USE AND PLANNING</u> -- Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
X. <u>MINERAL RESOURCES</u> -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
XI. <u>NOISE</u> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XII. <u>POPULATION AND HOUSING</u> -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIII. <u>PUBLIC SERVICES</u>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIV. <u>RECREATION</u> --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
XV. <u>TRANSPORTATION / TRAFFIC</u> -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<u>XVI. UTILITIES AND SERVICE SYSTEMS</u> -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed?			X	
e) Have a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> -				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

*read from here on; Silvia's corrections already made

DISCUSSION OF ENVIRONMENTAL CHECKLIST

I. a. Development of the site will eliminate the current open appearance of the property and eliminate current views across it. All impacts are expected to be less than significant because the site is not adjacent to an identified scenic area as listed by the General Plan (LMEA Figure 12.0-1). The development of the project would block views to the same extent as would typical single family residences.

b. The site contains no existing scenic resources or historic buildings.

c. Development of the site as proposed would change the visual character of the site in that it would result in the development of vacant land with single family residential uses. However, the site is identified by the General Plan as consisting of disturbed lands (urbanized and weedy) and is no longer in a natural site. Therefore, impacts to the visual character of the site would be less than significant.

d. The light generated from the project in the form of street lights, residential lighting, and motor vehicles would be similar in character and intensity to developed residential property; therefore, no significant effect is anticipated.

II. There is no evidence that the site was used for agricultural production at some time in the past. The site is not identified as Prime or Unique farmland, contains no Williamson Act contract, and is not located in proximity to any existing agricultural operation. Therefore, the project will not have an impact on agricultural resources.

III. a. Development proposed under the City's General Plan will not create air emissions that exceed the Air Quality Management Plan (GPEIR p. 5.6-1 to 2). Therefore, the project itself will not conflict with or obstruct implementation of the Air Quality Management Plan.

b. The project will generate approximately 770 additional vehicle trips in the area on a periodic basis, which will generate pollutants. However, the amount of traffic generated by the project is not sufficient to create or contribute considerably to violations of air quality standards on either a localized or regional basis (GPEIR p. 5.6-6 to 9). The project contains no significant stationary sources that would contribute to air quality violations. Emissions created during construction will not be significant because they are temporary in nature and quickly dispersed. Creation of fugitive dust will be minimized as noted under Item VI.b.

c. The project would, in conjunction with other development as allowed by the General Plan, result in a cumulative net increase of pollutants. However, the project's contribution is considered as de minimus because of its small scale.

d. The site is approximately 80 feet north of the nearest sensitive receptor (Lancaster High School) (LMEA p. 7.0-13 to 16 and Figure 7.0-2) and, therefore, could have an effect on a temporary basis in conjunction with the operation of construction equipment and machinery. This effect is not considered to be significant because the prevailing southwest wind would carry these odors away and rapidly disperse them.

e. The project could create odors on a temporary basis in conjunction with the operation of construction equipment and machinery. This effect is not considered to be significant because the prevailing southwest wind would carry these odors away from adjacent residential areas and rapidly disperse them.

IV. a. The site and surrounding area do not contain any candidate, sensitive, or special status species (LMEA Section 3.0).

- b. The site contains no identified watercourse riparian habitat (LMEA Section 3.0).
- c. There are no identified wetlands or watercourse on the site that fall under the provisions of Section 404 of the Clean Water Act (review of USGS site map).
- d. The site is not identified as a migratory wildlife corridor or nursery area (LMEA Section 3.0).
- e. The site is not within an area or designated as prime desert woodland (LMEA Section 3.0); therefore, there are no City-imposed preservation requirements.
- f. There are no federal, state, or local habitat conservation plans applicable to the site (LMEA Section 3.0).

V. a&b. A Cultural Resources investigation was conducted by RT Factfinders on the property during March 2003, (RT Factfinders No. 212). As a result of the survey, no prehistoric sites or artifacts were identified on the property. While no prehistoric sites or artifacts, and no potentially significant historic sites or artifacts, were found during the survey, in the event that such artifacts or sites are discovered during the development of the property, work must stop at the discovery site and a professional cultural resource consultant will need to evaluate the new find.

VI. a. The site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7), however, the site could be subject to liquefaction. Prior to approval of the grading plan, the City Engineering Division must receive a Geotechnical Report to verify suitability of the site for the installation of development and associated improvements (LMEA p. 2.0-33 to 34). The site is within Seismic Zone I and is, therefore, subject to severe seismic shaking; however, the project will be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts to less than significant. The site is generally level and is not subject to landslides.

b. The site is rated as having a moderate risk for soil erosion (USSCS maps) when cultivated or cleaned of vegetation. However, there remains a potential for water and wind erosion during construction. The project will be required, under the provisions of Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Water erosion controls must be provided as part of the project grading plan to be reviewed and approved by the City's Engineering Division. These provisions, which are a part of the project, will reduce any impacts to less than significant.

c. The site is known to be within an area subject to fissuring, sinkholes, or liquefaction (LMEA Section 2.0). Per the direction of the Director of Public Works; an extensive geotechnical soils report will be required prior to grading or development to determine if any further mitigation is required with the installation, which would, therefore, reduce any impacts to less than significant.

d. The soil on the site is characterized by a high shrink-swell potential (LMEA p. 2.0-13 and Figure 2.0-5). An extensive geotechnical soils report is required to be submitted to the City to by the project developer prior to grading of the property and recommendations of the report shall be

incorporated into development of the property. Therefore, the project would be reduced to less than significant with mitigation.

e. Sewer is available within the area and can be extended to serve the site. The services of the L.A. County Sanitation District 14 (LACSD) will be utilized by the project (ref. Item XVI.b and see LACSD letter in file). The use of septic tanks or other alternative waste water disposal systems will not be incorporated into the development.

VII. a-f. The site itself is not on a list of hazardous material sites. The proposed project would be one quarter of a mile west of 30th Street West, which is a hazardous waste transportation corridor according to the Los Angeles County Hazardous Waste Management Plan. The California Highway Patrol, along with other State and Federal agencies, are responsible for regulating the transport of hazardous materials. These agencies provide an adequate level of safety; therefore, the impacts are considered less than significant (LMEA p. 9.1-17 to 29). The site is more than three miles from Fox Field Airport and more than eight miles from Air Force Plant 42 airfield (Figures 6.0-7 & 6.0-8). The development would consist of 77 single family residences and does not include commercial or industrial operations. Typical on-site project use would consist of typical household cleaners, fertilizers, and possibly small amounts of pesticides within the landscape areas or around buildings. These materials and their use would be similar to that of the school site immediately to the south.

g. The project would not impair or physically block any identified evacuation routes (LMEA Figure 9.1-3).

h. The site could be subject to localized brush fires because adjacent land to the northwest is primarily undeveloped. However, the site is within the urban service range of Los Angeles County Fire Station No. 130, which would be able to provide rapid response in the event of a fire. Impacts are, therefore, less than significant.

VIII. a. The site is not in proximity to an open body of water or watercourse and is not in an aquifer recharge area (LMEA p. 10.1-5 to 7); therefore, there will be no discharge into a water body or the aquifer as a result of surface runoff from the project. The project will be connected to the public sewer system.

b. Los Angeles County Water District No. 40 has not indicated any problems in providing water service to the project (see LACWD letter in the case file). The project is not of a size or scale that would result in a significant increase in the use of groundwater supplies, therefore, impacts to groundwater resources would be less than significant.

c.&d. Development of the site will increase the amount of surface runoff as a result of impervious surfaces (building and pavement) being constructed. The project would be designed, on the basis of a hydrology study, to accept current flows entering the property, to handle the additional incremental runoff from the developed site. Therefore, impacts from drainage and runoff will be less than significant.

e. The development of the site will result in an incremental increase in storm water runoff. The City Engineer has indicated that the design of the project will utilize the proposed public streets and drainage facilities as the primary means of transporting runoff, and this infrastructure will be designed

through a hydrology study to accommodate the expected flows; therefore, impacts from runoff would be less than significant. The City's Public Works Department would require all structures to be constructed a minimum of two feet above the elevation of the master planned drainage channel along the west side of 35th Street West. Also, the City's Public Works Department would require the project to install a 60-inch drainage pipe in Lancaster Boulevard from 32nd Street West to 35th Street West and outlet to the above mentioned future drainage channel. These requirements would reduce the impacts of flooding to a less than significant impact.

f&g. The site is within the 100- to 500-year flood zone as identified on the FIRM.

h. The project does not contain and is not downstream from a dam or levee.

i. The site is not located in an area subject to mudflows.

IX. a. The project would not block a public street, trail, or other access or result in a physical barrier that would divide the community.

b. The project would not conflict with the City's General Plan and must be in conformance with the Lancaster Municipal Code. As noted previously, the project will be in compliance with the City-adopted UBC (Item VI.a.) and erosion-control requirements (Item VI.b.).

c. As noted under item IV.f., the site does not contain significant natural habitat and is not subject to a conservation plan (LMEA Section 3.0).

X. a&b. The site does not contain any current mining or recovery operations for mineral resources and is considered to have no known mineral resources (LMEA Figure 2.0-9 and p. 2.0-39).

XI. a. The City's General Plan (Table III-1) establishes an outdoor maximum CNEL of 65 dBA for residential areas. The primary source of noise on the site would be from vehicle traffic on Lancaster Boulevard. The current noise level from streets in the vicinity of the site is 60 dBA (LMEA Table 8.0-9). This noise level is consistent with the standards of the General Plan, and potential impacts from additional traffic from project development would be considered less than significant.

b. The project will not contain groundmounted industrial-type machinery or uses capable of generating groundborne vibrations or noise.

c. Permanent increases in area levels will occur once the residential project is completed and occupied. These noise levels will be generated by normal activities that occur in a residential setting (yard work, radio, television sets, etc.) and from motor vehicles (see discussion under XI.a.). Although the traffic generated by the project will contribute to an increase in noise levels in the area, this impact is consistent with the GPEIR and the project's contribution is considered to be de minimus because the current and future projected noise levels would remain essentially unchanged with or without the project.

d. There will be a temporary increase in noise levels in the area during construction of the project. This noise will be generated by construction vehicles and equipment. Construction activities of the project are regulated by Section 8.24.040 of the Lancaster Municipal Code, which limits the hours of

construction work to between sunrise and 8:00 p.m. Monday through Saturday. Effects are not considered significant because they are temporary and construction times limited to daylight hours.

e.&f. The site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources (also see Item VII a.-f.).

XII. a. The project will generate additional population growth in the immediate area because 77 new dwelling units will be constructed. This additional increase will contribute, on an incremental basis, to a significant cumulative increase in the population of the City over the projected 20-year period of the General Plan. The project site is within the urban core of the City and within the service area of both the Los Angeles County Sheriff's Department and Los Angeles County Fire Station No. 130. Therefore, the project will not result in a need for additional facilities to provide these services, and impacts from increased population growth would be less than significant.

b & c. Development of the project will not displace existing housing or people because the site is currently vacant.

XIII. The project would incrementally increase the need for fire and police services; however, the site is within the current service area of both these agencies, and the additional time and cost to service the site is minimal. The project will not induce substantial population growth (see Item XII) and, therefore, will not substantially increase demand on parks or other public facilities.

Development of the project will result in an incremental increase in population (see item XII), which will result in an increase in the number of students in both the Antelope Valley Union High School District and the Lancaster School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees are adequate mitigation for school impacts. Therefore, the Initial Study determines by statute that the fees required of the developer are adequate to mitigate any identified impacts to a level of insignificance.

XIV. a.&b. The project will generate additional population growth and will contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant would be required to pay park fees for future parks, which would reduce potential impacts on park and recreational facilities to a level of insignificance. At this time, this project will not cause additional facilities to be constructed.

XV. a. The proposed project could generate 770 daily vehicle trips when developed based on the ITE Trip Generation Manual. The City Traffic Engineering Consultant has indicated that the project traffic will not adversely affect traffic flow on any of the adjoining public streets, and that improvements to be provided as part of the project would ensure necessary, adequate circulation and safety levels for both project-related traffic and long-term cumulative increases. Such improvements as a condition of project approval and construction would render potential impacts to a less than significant level.

b. There are no such designated roads in the vicinity of the project.

c. See Item VII.c.-f.

d. Lancaster Boulevard and 35th Street West will be improved to City standards adjacent to the site as part of the project. No hazardous conditions would be created by these improvements.

e. The project will have access from future 35th Street West via future Avenue I-6 and future 32nd Street West via Lancaster Boulevard, which will be provided in accordance with the requirements of the Los Angeles County Fire Department.

f. The project will be required to provide for adequate off-street parking for each dwelling unit in the subdivision per the provisions of the Municipal Code.

g. The project includes the improvement of Lancaster Boulevard, future 32nd Street West and future 35th Street West, and internal streets within the tract to City standards, which provides sufficient right-of-way. Pedestrian access from these streets will be provided as part of the project. The project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (LGP p. V-20 to 25).

XVI. a. The project will connect to the local sewer system, and the project sewage will be treated by the Los Angeles County Sanitation District's treatment facilities once the property has been annexed to the District which has indicated no problem in serving the project (see LACSD response letter in case file). Therefore, no significant impacts are anticipated.

b. Sewer exists in the vicinity of the site capable of serving the project. Wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant and no expansion of the treatment facility is needed to accommodate this project (see LACSD letter in the case file). L.A. County Water District No. 40 has not indicated any problems in supplying water to the project from existing facilities (see LACWD letter in the case file).

c. Ref. Item VIII.c. & d.

d.& e. Ref. Item VIII a – e, and Item XVI.b.

f. The project will generate additional solid waste, which will contribute to an overall cumulative impact on the landfill serving the site (GPEIR P; 5.9.4-3 to 9), although this project's individual contribution is considered as de minimis. Long-term expansion of the landfill would adequately mitigate these cumulative impacts (GPEIR p. 5.9.4-9). Individual residential units within the project will be required to have trash collection services in accordance with City contracts with waste haulers over the life of the project. These haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB939. Ref. LMEA Section 10.4.

g. Ref XV (f).

XVII. a. Ref. Items I, III, IV, V, VII, XI, XVI.

b. The project's contributions to identify significant cumulative effects are all de minimus. Ref. Items III, XI, XV.

c. Ref. Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, XVI.

List of Referenced Documents and Available Locations*:

CRS:	Cultural Resource Study, RT Factfinders, March 2003	CD
FIRM:	Flood Insurance Rate Map	PW
GPEIR:	Lancaster General Plan Environmental Impact Report	CD
LACSD:	Los Angeles County Sanitation District Letter, February 2003	CD
LACWD:	L.A. County Water District No. 40, Letter, February, 2003	CD
LMC:	Lancaster Municipal Code	CD
LGP:	Lancaster General Plan	CD
LMEA:	Lancaster Master Environmental Assessment	CD
UBC:	Uniform Building Code	PW
USGS:	United States Geological Survey	CD
USSCS Map:	United States Soil Conservation Service Maps	CD

- * CD: Department of Community Development
PW: Department of Public Works
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534

RESOLUTION NO. 03-23

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LANCASTER, CALIFORNIA, APPROVING
TENTATIVE TRACT MAP NO. 54201

WHEREAS, a tentative subdivision map has been filed by Royal Western Properties, LLC for the division of 20.3± gross acres of land into 77 single family lots located on the northeast corner of Lancaster Boulevard and future 35th Street West, as shown on the attached site map; and

WHEREAS, staff has conducted necessary investigations to assure the proposed division of land would be consistent with the purposes of the City's Subdivision Ordinance, the State Subdivision Map Act, and the regulations of the R-7,000 Zone; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this tentative map subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on June 16, 2003; and

WHEREAS, this Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby finds that the Initial Study determined that the proposed subdivision could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit "A"; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Negative Declaration prepared for the proposed division of land in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, based on the Initial Study prepared for the project, this Commission hereby finds that the proposal will have a de minimis impact on wildlife resources as defined in Section 711.2 of the Fish and Game Code of the State of California and hereby authorizes staff to file a Certificate of Fee Exemption pursuant to Section 753.5, Title 14, California Code of Regulations; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this map:

1. The proposed design and improvement of the 77-lot subdivision are consistent with the General Plan land use designation of UR (Urban Residential) for the subject property.

2. The site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided, and the site has no topographical constraints.
3. The design and improvement of the subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is not within a sensitive habitat area and all potential impacts are insignificant as noted in the environmental review section of the staff report.
4. The design and improvement of the subdivision are not likely to cause serious public health problems because adequate sewer and water systems will be provided to the project.
5. The design and improvement of the subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision because all such easements have been incorporated into the proposed public streets (or will be abandoned), based on staff review of a preliminary title report.
6. The proposed subdivision may have a beneficial effect on the housing needs of the region because an additional 77 dwelling units could be provided, and the City has balanced these needs against the public service needs of its residents and available fiscal and environmental resources.
7. The proposed subdivision provides, to the extent feasible, for the future passive or natural heating or cooling opportunities in the subdivision because the size and configuration of the parcels would allow for such systems; and

WHEREAS, this Commission, after considering all evidence presented, further finds that approval of the proposed tentative subdivision map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby approves the Negative Declaration prepared for this project with the finding that the proposed tentative tract map will not have a significant effect on the environment.
2. This Commission hereby adopts the Mitigation Monitoring Program, Exhibit "A".
3. This Commission hereby approves Tentative Tract Map No. 54201, subject to the conditions attached hereto and incorporated herein.

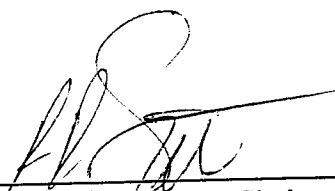
PASSED, APPROVED and ADOPTED this 16th day of June, 2003, by the following vote:

AYES: Commissioners Andy, Baldus and Idleman, Vice Chairman Mann, and
Chairman Smith

NOES: None


ABSTAIN: None

ABSENT: None

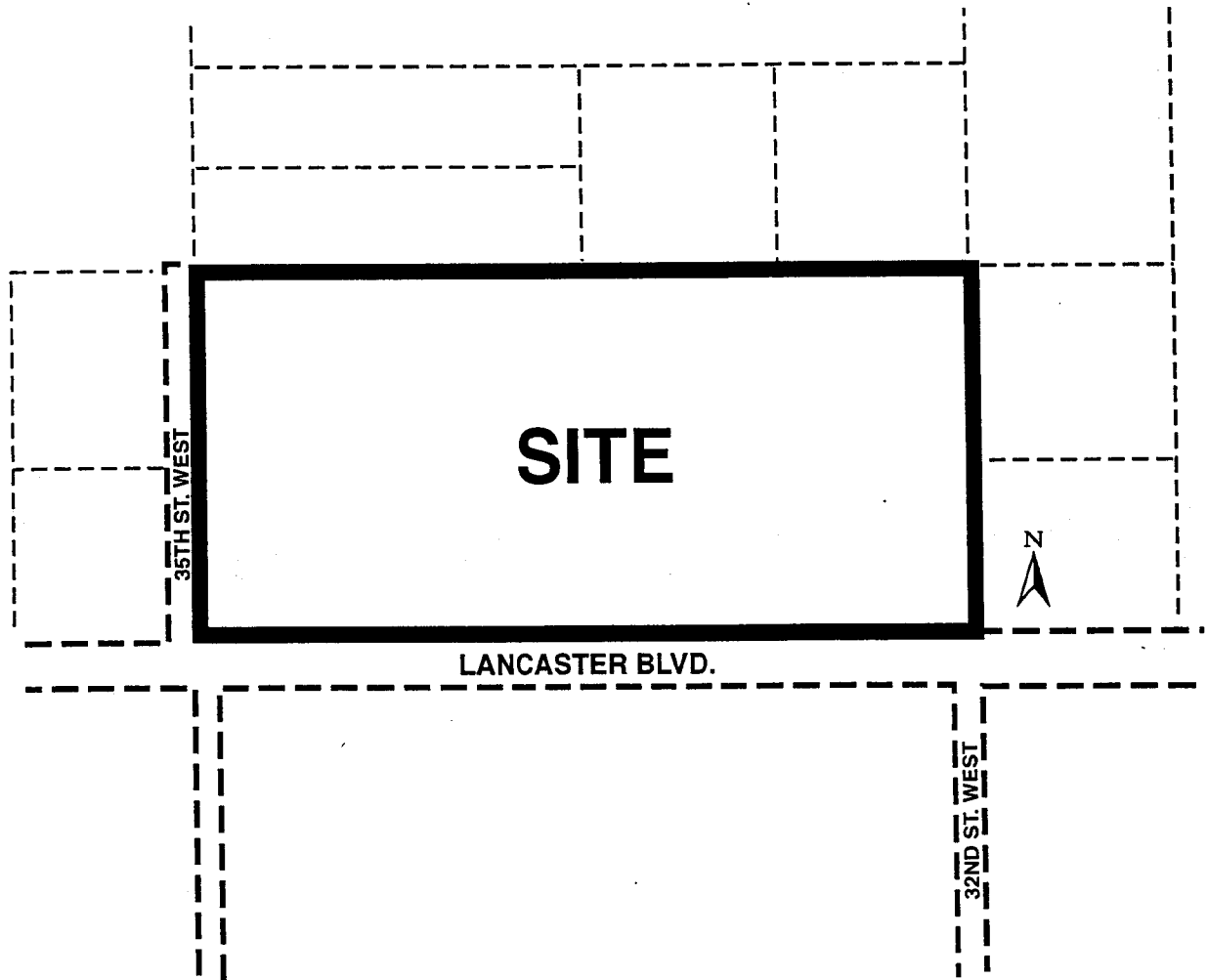


RONALD D. SMITH, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Director of Community Development
City of Lancaster



VICINITY MAP
TTM 54201

ATTACHMENT TO PC RESOLUTION NO. 03-23

TENTATIVE TRACT MAP NO. 54201 CONDITIONS LIST

GENERAL/ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 91-08 shall apply except Condition Nos. 37 (modified below), 46 (modified below), and 47.

STREETS

2. Per direction of the Director of Public Works, improve and offer for dedication:
 - 35th Street West at 62 feet of an ultimate 84-foot right-of-way
 - Lancaster Boulevard at 62 feet of an ultimate 82-foot right-of-way
 - 32nd Street West at 44 feet of an ultimate 64-foot right-of-way
 - Future Avenue I-6 (west of "A" Street) at 44 feet of an ultimate 64-foot right-of-way
 - Future Avenue I-6 (east of "D" Street) at 42-feet of an ultimate 60-foot right-of-way
 - "A" Street at a 60-foot right-of-way
 - "B" Street at a 60-foot right-of-way
 - "C" Street at a 60-foot right-of-way
 - "D" Street at a 60-foot right-of-way
 - "E" Street at a 60-foot right-of-way
 - "F" Street at a 60-foot right-of-way

Please note that the applicant is responsible for installing an asphalt overlay on existing pavement or to reconstruct the street to centerline if the existing pavement section does not meet the Department of Public Works' street standards.

3. Per direction of the Director of Public Works, dedicate the right to restrict direct vehicular access to Lancaster Boulevard, 35th Street West, and Lot Nos. 6, 14, & 51.
4. Per direction of the Director of Public Works, provide a secondary access prior to development proceeding beyond Lot Nos. 13 and 25 from the intersection of "F" Street and 32nd Street West or beyond Lot Nos. 42 and 57 from the intersection of Avenue I-6 and 35th Street West.

DRAINAGE

5. Per the direction of the Director of Public Works and the Master Plan of Drainage; construct a 60 inch drainage pipe in Lancaster Boulevard from 32nd Street West to 35th Street West, connect with existing storm drain to the 60 inch drainage pipe, and construct an outlet at the future Drainage Channel on the west side of 35th Street West.

6. Per the direction of the Director of Public Works; the pad elevation of all lots within the subdivision must be a minimum of two feet above the future channel elevation that will be located on the west side of 35th Street West.

WATER AND SEWER

7. Mitigate onsite nuisance water and developmental storm water runoff to the satisfaction of the Director of Public Works (modification of Standard Condition No. 37).
8. Prior to issuance of grading or building permits, the project proponent will be required to contact the City Building Official regarding the requirements for the purchase of water credits from the City of Lancaster.
9. The project shall comply with the Best Management Practices (BMP) of the National Pollutant Discharge Elimination Systems (NPDES) and all NPDES permit requests.

LANDSCAPING

10. Prior to occupancy, provide a landscape easement and maintenance district along Lancaster Boulevard and 35th Street West in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval of the Department of Public Works. The construction materials, color, and design of the masonry wall adjoining the landscape maintenance district shall match as close as possible the height, color, and texture of the abutting perimeter wall subject to approval of the Director of Community Development. The irrigation and plant materials shall be installed and completed to the satisfaction of the Director of Public Works Department prior to occupancy of any residence with the development. In addition, add a one- to two-course high wall along the back of the sidewalk to protect landscaping and irrigation, and to help prevent irrigation/dirt runoff.
11. Prior to the recordation of the final map, the property shall be annexed into the Landscape Maintenance District.
12. Where landscaping is required or is to be installed by the developer within the front and/or street side yard setbacks areas, a landscape and irrigation plan shall be submitted for review and approval by City staff. Said landscaping and irrigation system shall conform to the requirements of Ordinance No. 629.

OTHER CONDITIONS

13. Prior to occupancy, construct a perimeter masonry wall along Lancaster Boulevard, 35th Street West, and the periphery of the subdivision where a rear or side yard abuts other property, or is adjacent to a street, in accordance with Section 17.08.030.C. of the Zoning Ordinance; color and design must be specifically approved by the Director of Community Development. If the property is developed in phases, a masonry wall must be provided around the periphery of each recorded phase in accordance with this condition prior to

occupancy of any units in that phase. The requirement for peripheral walls may be waived or modified by the Director of Community Development in order to prevent the creation of double walls where an adequate wall which would meet the intent of this condition is already in existence, or where there will be continuous work in progress on adjacent phases. All walls required by this condition shall be constructed per the Department of Public Works Standard Plan No. PW-10, or as specified by the Director of Public Works (modification of Standard Condition No. 46).

14. Per the Direction of the Director of Public Works construct ADA "walk arounds" at all driveways to the specifications of the Director of Public Works and install ADA curb ramps at all intersections.
15. Final map design shall be coordinated with the Antelope Valley Transportation Authority (AVTA) for bus benches and shelters.
16. The applicant shall comply with all requirements of the Urban Structure Program as outlined in the General Plan and adopted by the City Council.
17. Prior to recordation of the final map, the property shall be annexed into the Lancaster Lighting Maintenance District.
18. Per the direction of the Director of Community Development and the Director of Public Works, garages shall be placed a minimum of 30 feet behind the curb face to ensure a 20-foot driveway behind the sidewalk.
19. Provide a temporary curb on the north side of Avenue I-6 to prevent vehicles from driving on unpaved surfaces to the north of the subject property.
20. Per the direction of the Director of Public Works, construct a temporary wall on 32nd Street West and "C" Street. The wall is to be designed so that it can be removed when these streets are extended. The wall shall drop down to four feet across the street right-of-way for Lot Nos. 1, 64, and 65. The temporary perimeter block wall shall be completely separate from the permanent perimeter wall, including footings. To prevent accidents, the gap between the two walls shall not exceed four inches.